#2026-74
300 Pathway Court – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	June 17, 2026
Requests:	Special Use Permit Amendment to expand a Religious Establishment.
Location:	300 Pathway Court
Acreage:	Approximately 32 acres
Existing Zoning:	R-2 Single Family Residential
Surrounding Properties:	North: R-2 Single-Family Residential South: R-3B Multi-Family Residential (Parkway Crossing Apts.) East: R-3B Multi-Family Residential (Parkway Crossing Apts.) West: R-2 Single Family Residential (Dist. 155 Central H.S.)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: Immanual Lutheran received a Special Use Permit for an Institutional Use in 2008. The school was constructed as part of a four-lot subdivision.
- Adjacent Development. In 2024, Three Leaf Partners joined with the church to develop the other three lots for luxury rental apartments, these are under construction now.
- UDO Requirements: The Unified Development Ordinance (UDO) lists religious establishments as a Special Use in the R-2 zoning district. In order for the church to expand their building and make changes to the site, they need to amend the Special Use Permit.
- This request will continue to fulfill the church's mission and provide additional space for the community on their campus.

Development Analysis:

General

- Request: The request is for a Special Use Permit Amendment to expand the Immanual Lutheran Church facility for a sanctuary building and outdoor amphitheater.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-2. The property received a Special Use Permit in 2008. This petition seeks to amend the Special Use Permit, which is appropriate in this district.

Site Plan

- The access to the site is via Pathway Court, which connects to Teckler Boulevard.
- The expansion is south of the existing school and an additional 60 sparking spaces are being added to the lot to accommodate the additional seating for these activities.
- The new amphitheater is proposed west of the planned addition.

Landscape

- Immanual Lutheran's property features mature landscape throughout the site, around the parking lot and building.
- Foundation base landscape is proposed around the new sanctuary addition. This will be a combination of trees, shrubs, grasses, and ground cover. Foundation base landscape helps soften the bottom of the building where the foundation meets the ground.
- Landscape in the expanded section of the parking lot will provide perimeter screening and internal landscape islands.
- The proposed amphitheater is almost 700 feet from the nearest residence. Additional trees and shrubs will be planted on the back side of the amphitheater to further reduce any sound traveling to the west.

Elevations

- The architecture of the building reflects the classic regalness of traditional religious establishments. The materials are high-end masonry and feature a contemporary brick and simulated stone.
- The sanctuary will feature numerous large windows and colored glass windows to provide natural light and enhance the aesthetics.
- A portion of the sanctuary doors can be fully opened so inside space joins with outside space. This is adjacent to the outside seating area and amphitheater.
- This addition will feature a new covered entrance helping direct visitors to the doorways.
- The building is 39 feet 6 inches in height, which is below the 40-foot maximum for other uses in the R-2 Residential zoning district. No variation is needed.
- The building meets the design standards.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow expansion of a Religious Establishment. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☐ *Meets* ☐ *Does not meet*

RELIGIOUS ESTABLISHMENT
Religious Establishments must comply with the following standards:

a. Site Design: Where possible, open space areas, including but not limited to, stormwater detention facilities shall be located adjacent to residential property. Parking lots shall be located close to the rights-of-way and away from adjacent residential property.

☐ *Meets* ☐ *Does not meet*

b. Outdoor Activities: Group outdoor activities shall not be permitted after 10:00 p.m. in residential districts or on lots which are adjacent to residential property.

☐ *Meets* ☐ *Does not meet*

c. Traffic Control: For high attendance events, manual traffic control by the Police Department may be required, if determined to be necessary by the Chief of Police.

☐ *Meets* ☐ *Does not meet*

d. Nursery School / Pre-School: Any accessory nursery school or pre-school associated with the religious establishment shall comply with the standards of Section 2-400C-20, Nursery School, Pre-School.

☐ *Meets* ☐ *Does not meet*

e. Modifications of Standards: The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this section in order to eliminate a substantial burden on religious exercise as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S.C.2000), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal act that will secure substantially the objectives of the modified standards and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tieman, received 04/15/26)
   B. Civil Engineering (WT Group, dated 4/9/26, received 04/15/26)
   C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
   D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
   E. Exterior Materials (DLA Architects, dated 04/15/26, received 04/15/26)
   F. Photometric Plan (Berg Engineering Consultants, dated 04/09/26, received 04/15/26)
   G. Topographic Survey (WT Group, dated 11/17/26, received 04/15/26)

2. Lighting.
   A. All new lighting is required full cut-off fixtures and to be downlighting only. Architectural lighting may not accentuate entire building or portions of building.
   B. All new lighting shall comply with the UDO requirements including the maximum to minimum ratio of 12:1 and average maximum of 5 foot candles for pedestrian building entrances and exits.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

PIQ Map
300 Pathway Court
Immanual Lutheran Church



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Immanuel Lutheran Church - Pastor Larry Tiemen

Address: 300 Pathway Court

Phone: [redacted]

E-mail [redacted]

Project Name & Description: Immanuel Lutheran Sanctuary Addition

The Sanctuary Addition will consist of approximately 24,000 square feet building addition to the existing school including approximately 10,700 SF of Sanctuary worship space with fixed and flexible seating, a Sacristry, a Vestry, and stage area Chancel, approximately 2,100 SF of entry Narthex space, approximately 5,700 SF of Fellowship Hall support space for additional learning and post-worship congregation.

Project Address/Location: 300 Pathway Court

Signature [redacted]

Rev. Dr. Larry W. Tiemen 03/09/2026

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Immanuel Lutheran Crystal Lake Sanctuary Addition

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ✓ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Pastor Larry Tiemen

Address: Immanuel Lutheran Church

300 Pathway Court

Phone: [redacted]

Fax: _____

E-mail [redacted]

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

The Sanctuary Addition will consist of approximately 24,000 square feet building addition to the existing school including approximately 10,700 SF of Sanctuary worship space with fixed and flexible seating, a Sacristry, a Vestry, and stage area Chancel, approximately 2,100 SF of entry Narthex space, approximately 5,700 SF of Fellowship Hall support space for additional learning and post-worship congregation.

Project Address/Location: 300 Pathway Court

PIN Number(s): 19-5-426-007

Development Team

Please include address, phone, fax and e-mail

Developer: Catalyst Construction, Eric Williams, [redacted]

Architect: DLA Architects, Steve Wright, [redacted]

Attorney: _____

Engineer: Pease Borst & Assoc. (Structural), Jeff Borst [redacted]
Berg Engineering (MEPFP), Dave Short [redacted]
WT Engineering (Civil), Jason Green [redacted]

Landscape Architect: Gary R. Weber, [redacted]

Planner: _____

Surveyor: _____

Other: _____

Signatures

[redacted] 3/12/26

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Rev. Dr. Larry W. Tieman 3/12/26

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Certificate of the Publication

Northwest Herald

Description:CL - IMM LUTHERAN SUP AMD
2329464

DLA ARCHITECTS, LTD.
TWO PIERCE PLACE, SUITE 1300
ITASCA IL 60143

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
06/02/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
2nd day of June, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10226967

Amount $102.60

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Pastor Larry Tiemen

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Pastor Larry Tiemen, representing Immanuel Lutheran Church for approval of a Special Use Permit Amendment at the following real estate known as 300 Pathway Court, Crystal Lake, Illinois 60014, **PIN:** 19-05-426-007.

This application is filed for the purpose of seeking a Special Use Permit Amendment to construct an approximately 24,000 square-foot Sanctuary Addition, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 2, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, June 17, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published Northwest Herald Jun. 2, 2026) 2329464

Preliminary Landscape Plan

Immanuel Lutheran Church

Crystal Lake, Illinois

April 9, 2026

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

WT GROUP
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192



LOCATION MAP

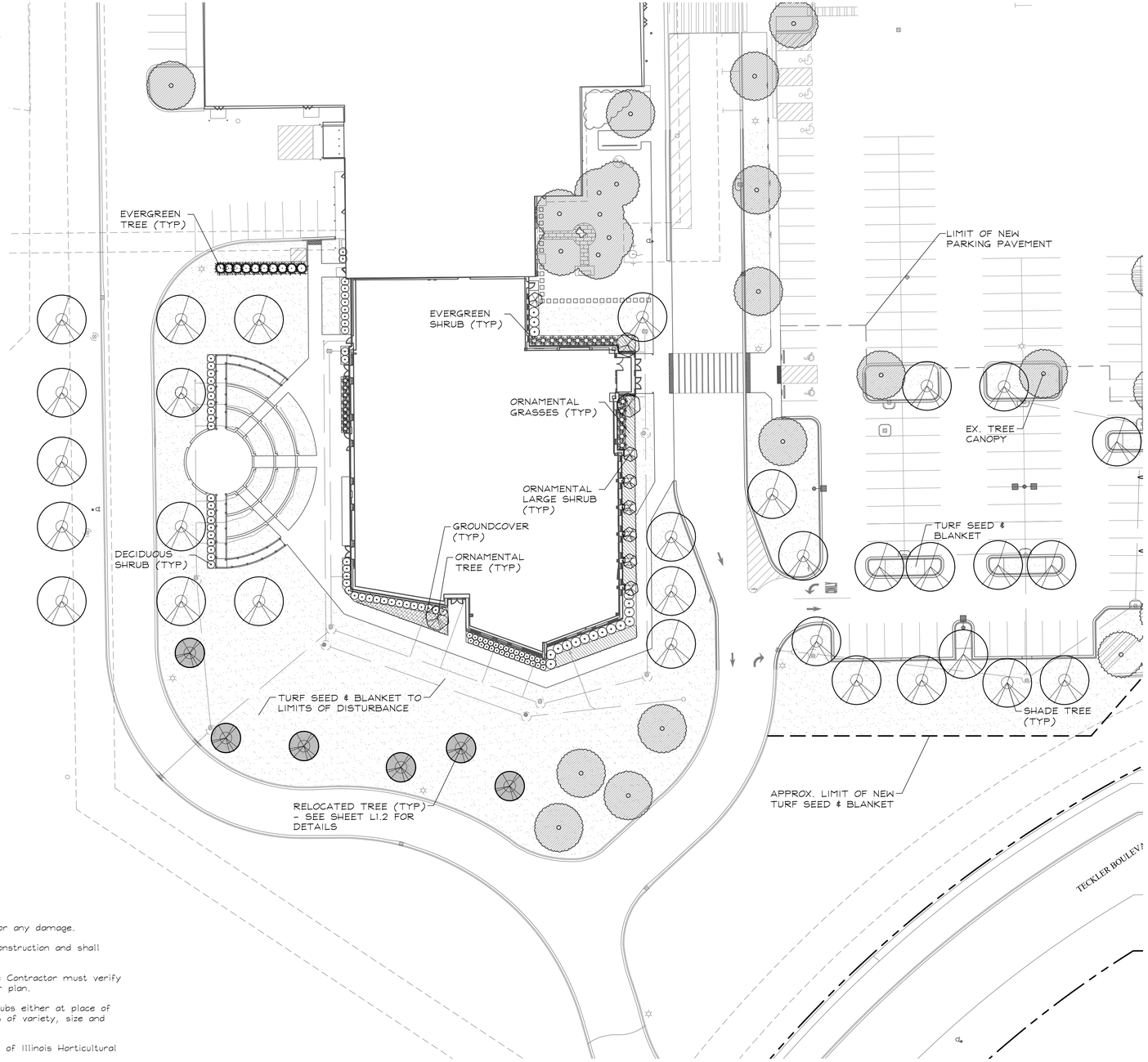
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REPRESENTATIVE PLANT LIST

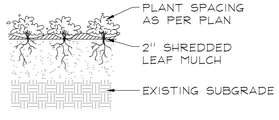
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus rubra RED OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Thuja plicata x standishii "Green Giant" GREEN GIANT ARBORVITAE	8' Ht.	
	DECIDUOUS SHRUBS		
	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Hydrangea paniculata 'Bobo' BOBO HYDRANGEA	24" Tall	4' O.C.
	Hydrangea arborescens 'Abetwo' INCREDIBALL SMOOTH HYDRANGEA	30" Tall	5' O.C.
	ORNAMENTAL SHRUBS		
	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
	EVERGREEN SHRUBS		
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#SP4	12" O.C.
	MISC. MATERIALS		
	TURF SEED & BLANKET		
	SHREDDED LEAF MULCH		
	SHREDDED HARDWOOD MULCH		



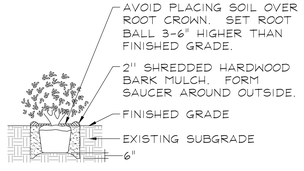
GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
8. See General Conditions and Specifications for landscape work for additional requirements.

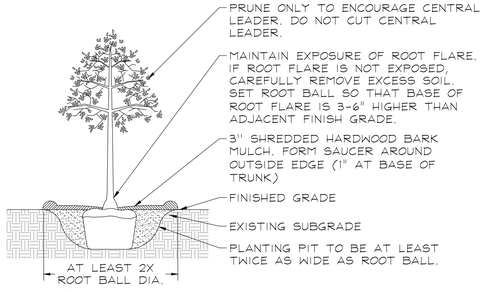
PLANTING DETAILS



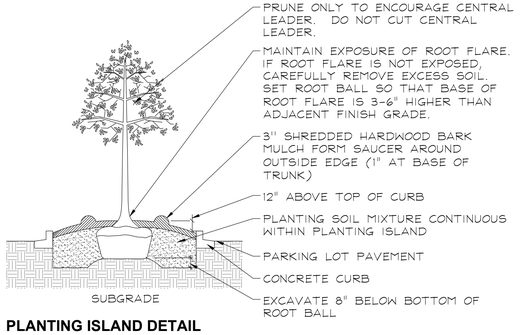
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



PLANTING ISLAND DETAIL
NOT TO SCALE

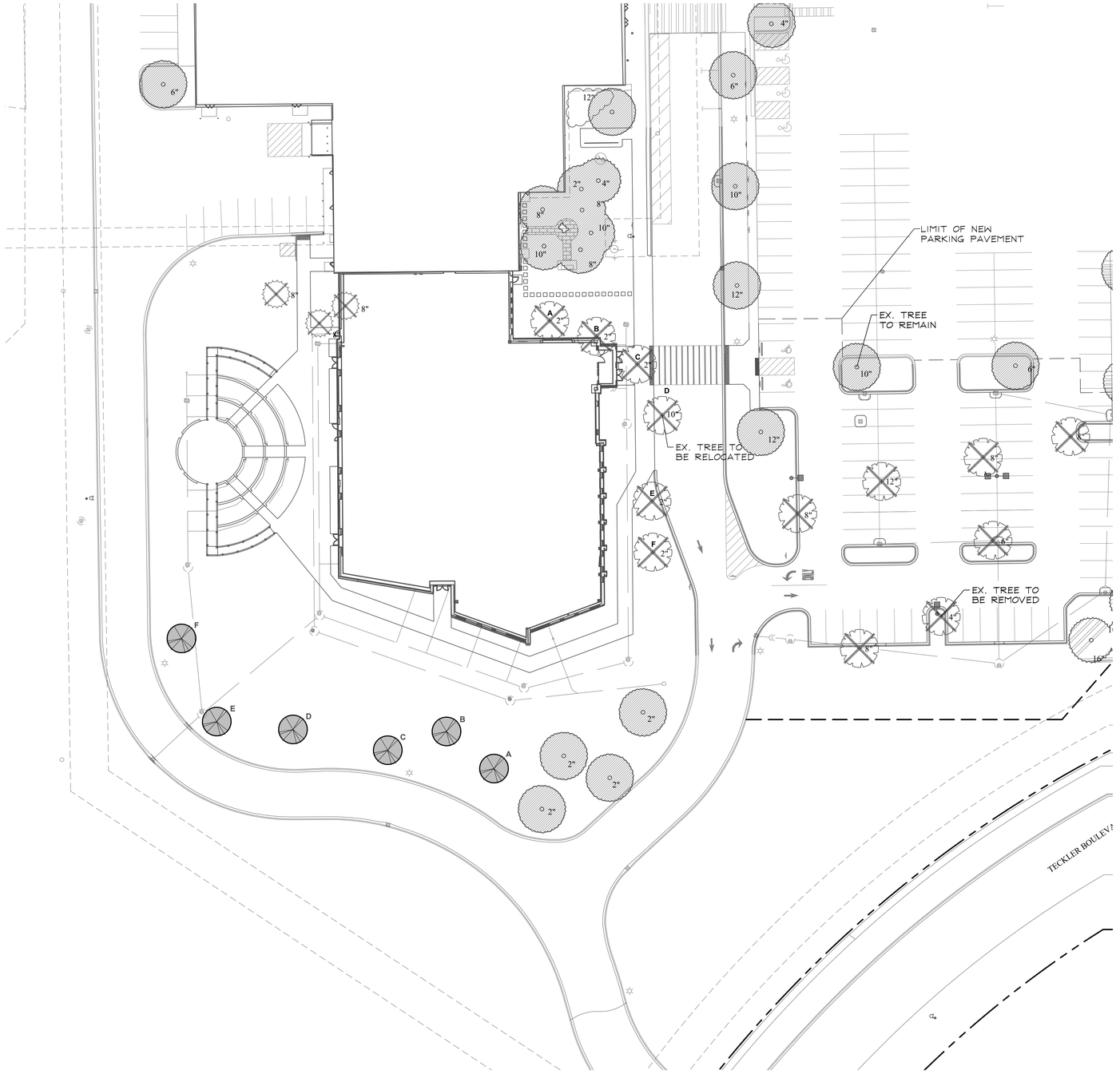


EVERGREEN T
NOT TO SCALE

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LEGEND

- EXISTING TREE TO BE RELOCATED
- RELOCATED TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED



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GENERAL EXTERIOR ELEVATION NOTES

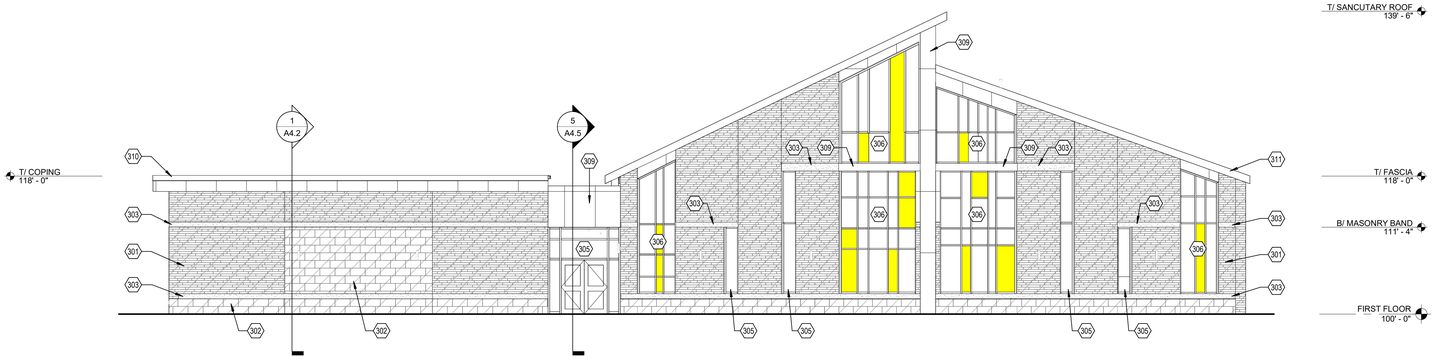
1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFCI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS - COLOR SELECTED BY ARCHITECT.
4. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.
5. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT ALL NEW DOWNSPOUTS AND OVERFLOW NOZZLES UNLESS NOTED OTHERWISE.
6. EXTERIOR MOVEMENT JOINTS (MJ) TO BE PROVIDED EVERY 25'-0" U.N.O. SEE DETAIL **X/XX.X**

EXTERIOR ELEVATION LEGEND

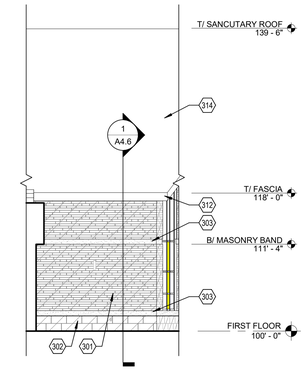
S	INSULATED SPANDREL GLASS
T	TEMPERED GLAZING- TYPICAL AT ALL GLAZING AT OR BELOW 70" AFF

EXTERIOR ELEVATION KEYNOTES

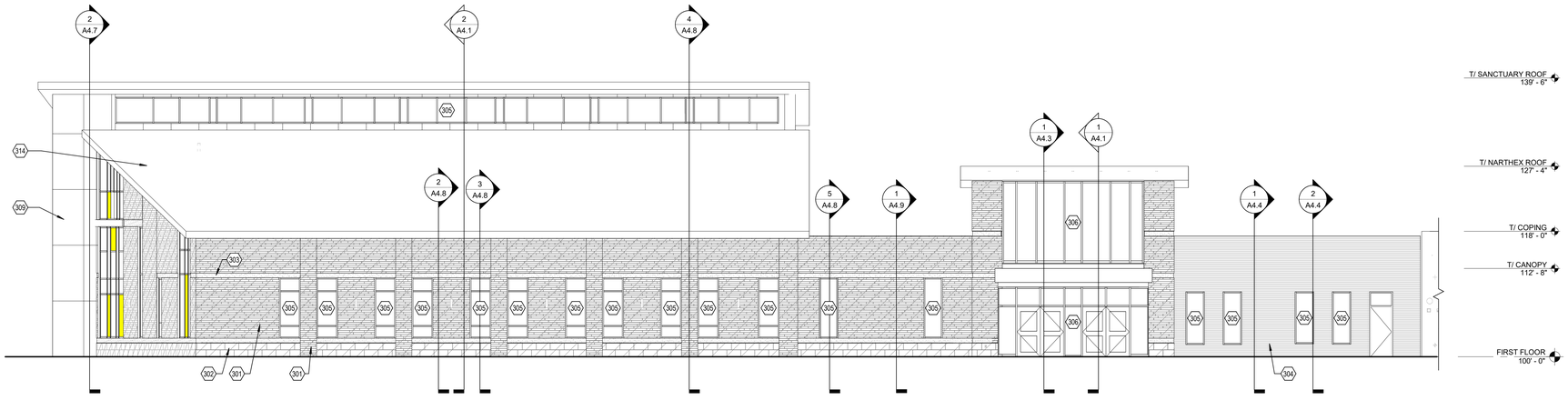
X	
301	ST-1: MANUFACTURED STONE VENEER (FIELD)
302	ST-2: MANUFACTURED STONE VENEER (12X24)
303	ST-3: MANUFACTURED STONE VENEER (ACCENT BAND)
304	FB-1: FACE BRICK
305	ALUMINUM STOREFRONT SYSTEM
306	ALUMINUM CURTAINWALL SYSTEM
309	ACM-1: ALUMINUM COMPOSITE MATERIAL
310	PREFINISHED METAL COPING
311	PREFINISHED METAL FASCIA
312	PREFINISHED METAL GUTTER & FASCIA
314	SHINGLE ROOFING



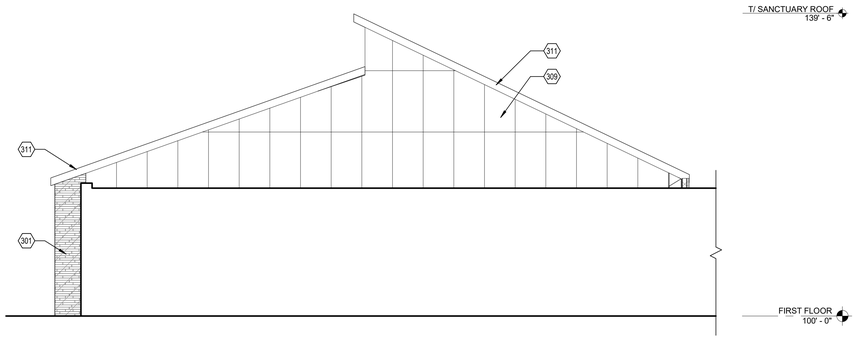
1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



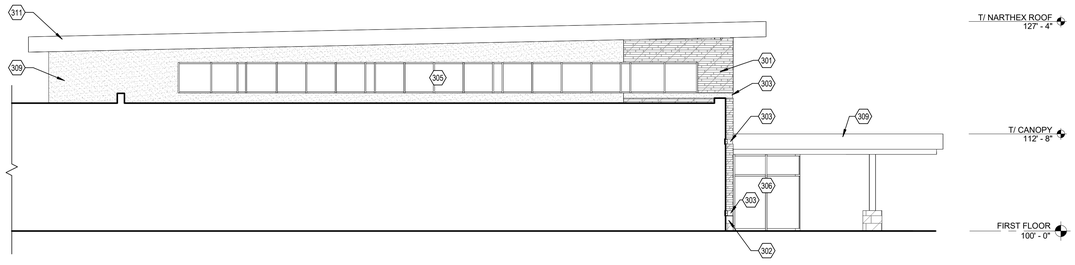
2 EXTERIOR ELEVATION - WEST SANCTUARY
1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH SANCTUARY
1/8" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH NARTHEX
1/8" = 1'-0"

DLA architects
www.dla-ltd.com
form follows learning
Two Pierce Place, Suite 1300, Itasca, Illinois 60143 (847) 742-4063

IMMANUEL LUTHERAN CHURCH
SANCTUARY ADDITION
300 PATHWAY CT, CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION:
	100% DESIGN DEVELOPMENT

PROJECT # 2024.027
DATE: 04/15/2026
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A3.1

GENERAL EXTERIOR ELEVATION NOTES

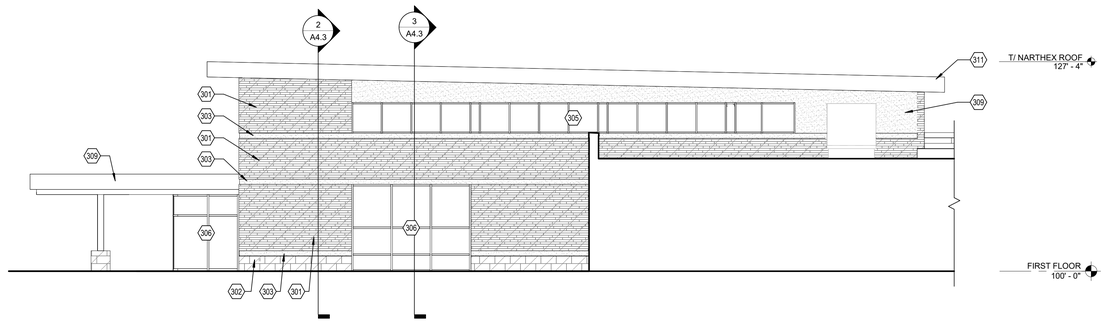
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EXTERIOR ELEVATION LEGEND

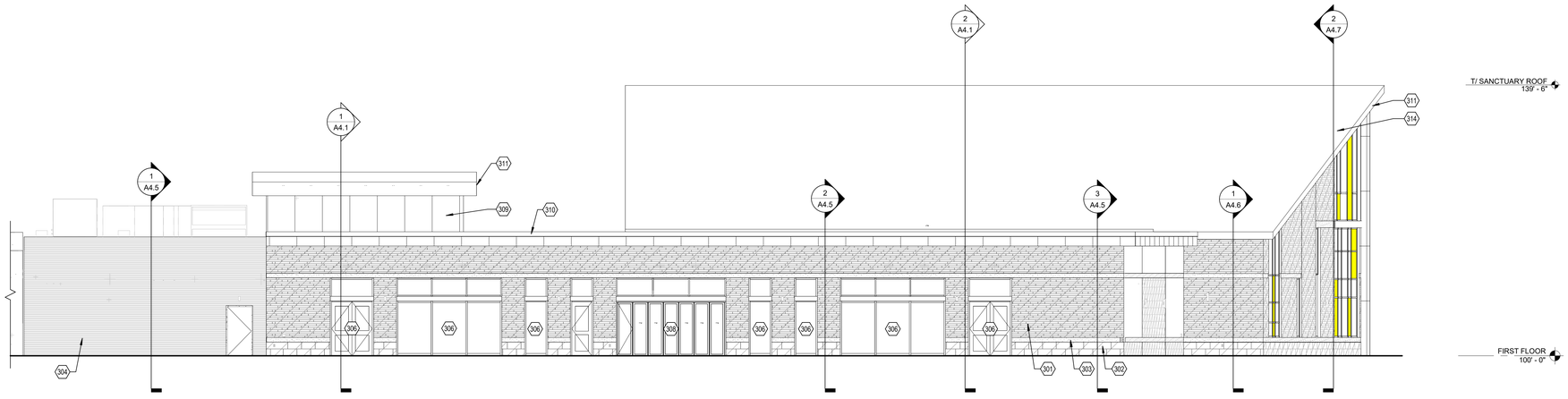
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EXTERIOR ELEVATION KEYNOTES

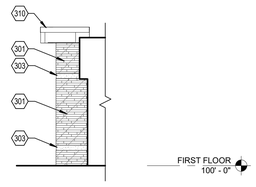
301	ST-1: MANUFACTURED STONE VENEER (FIELD)
302	ST-2: MANUFACTURED STONE VENEER (12X24)
303	ST-3: MANUFACTURED STONE VENEER (ACCENT BAND)
304	FB-1: FACE BRICK
305	ALUMINUM STOREFRONT SYSTEM
306	ALUMINUM CURTAINWALL SYSTEM
308	ALUMINUM FOLDING GLASS DOOR SYSTEM
309	ACM-1: ALUMINUM COMPOSITE MATERIAL
310	PREFINISHED METAL COPING
311	PREFINISHED METAL FASCIA
314	SHINGLE ROOFING



1 EXTERIOR ELEVATION - NORTH NARTHEX
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION
1/8" = 1'-0"

DLA architects
www.dla-ltd.com
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Two Pierce Place, Suite 1300, Itasca, Illinois 60143 (847) 742-4063

IMMANUEL LUTHERAN CHURCH
SANCTUARY ADDITION
300 PATHWAY CT, CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION:

100% DESIGN DEVELOPMENT

PROJECT # 2024.027
DATE: 04/15/2026

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A3.2





FIRST FLOOR PLAN - OPTION 1 ARRISCRAFT SIMULATED STONE

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

Contemporary Brick

Our long format Contemporary Brick provides a fresh and striking option to standard brick and is available in a beautiful array of natural colors.

C



Finish: Split face



1. Ray & Tye Noorda Oral Health Sciences Building, University of Utah School of Dentistry; MHTN Architects, Color: Custom | 2. Haven House, Cambridge, ON; MMMC Architects; Color: Ivory White

Arriscraft

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

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FIRST FLOOR PLAN - REDUCED 1

SANCTUARY ADDITION

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

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IMMANUEL LUTHERAN SCHOOL
SANCTUARY ADDITION
300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

CIVIL DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	4-9-26
C-0.0	OVERALL PLAN	4-9-26
C-1.0 - C-1.1	SITE DEMOLITION PLAN	4-9-26
C-2.0 - C-2.1	SITE GEOMETRIC PLAN	4-9-26
C-3.0 - C-3.1	SITE DEVELOPMENT PLAN	4-9-26
C-3.2- C-3.4	SITE DEVELOPMENT DETAILS	4-9-26
C-4.0 - C-4.0	SITE GRADING PLAN	4-9-26
C-5.0 - C-5.1	SITE UTILITY PLAN	4-9-26
C-5.2 - C-5.3	SITE UTILITY DETAILS	4-9-26
C-6.0 - C-6.1	STORM WATER POLLUTION PREVENTION PLAN	4-9-26
C-6.2	STORM WATER POLLUTION PREVENTION DETAILS	4-9-26
C-7.0 - C-7.1	PROJECT SPECIFICATIONS	4-9-26
EX-1.0	EXISTING CONDITION EXHIBIT	4-9-26
EX-2.0	PROPOSED CONDITION EXHIBIT	4-9-26
SUR-1	TOPOGRAPHIC SURVEY (PREPARED BY WT GROUP)	11-17-25

BENCHMARKS:

SITE BENCHMARK #1 - ARROW BOLT ON HYDRANT ON WEST SIDE OF DRIVE, 173' SW OF SW BUILDING CORNER AS SHOWN. ELEVATION=896.96' (NAVD88).

SITE BENCHMARK #2 - ARROW BOLT ON HYDRANT ON EAST SIDE OF BUILDING, 61' NE OF SE BUILDING CORNER AS SHOWN. ELEVATION=905.12' (NAVD88).

SITE LOCATION MAP



SCALE 1"=500'

MAP DATA © 2026 GOOGLE

SECTION 5
TOWNSHIP 43N
RANGE 8E

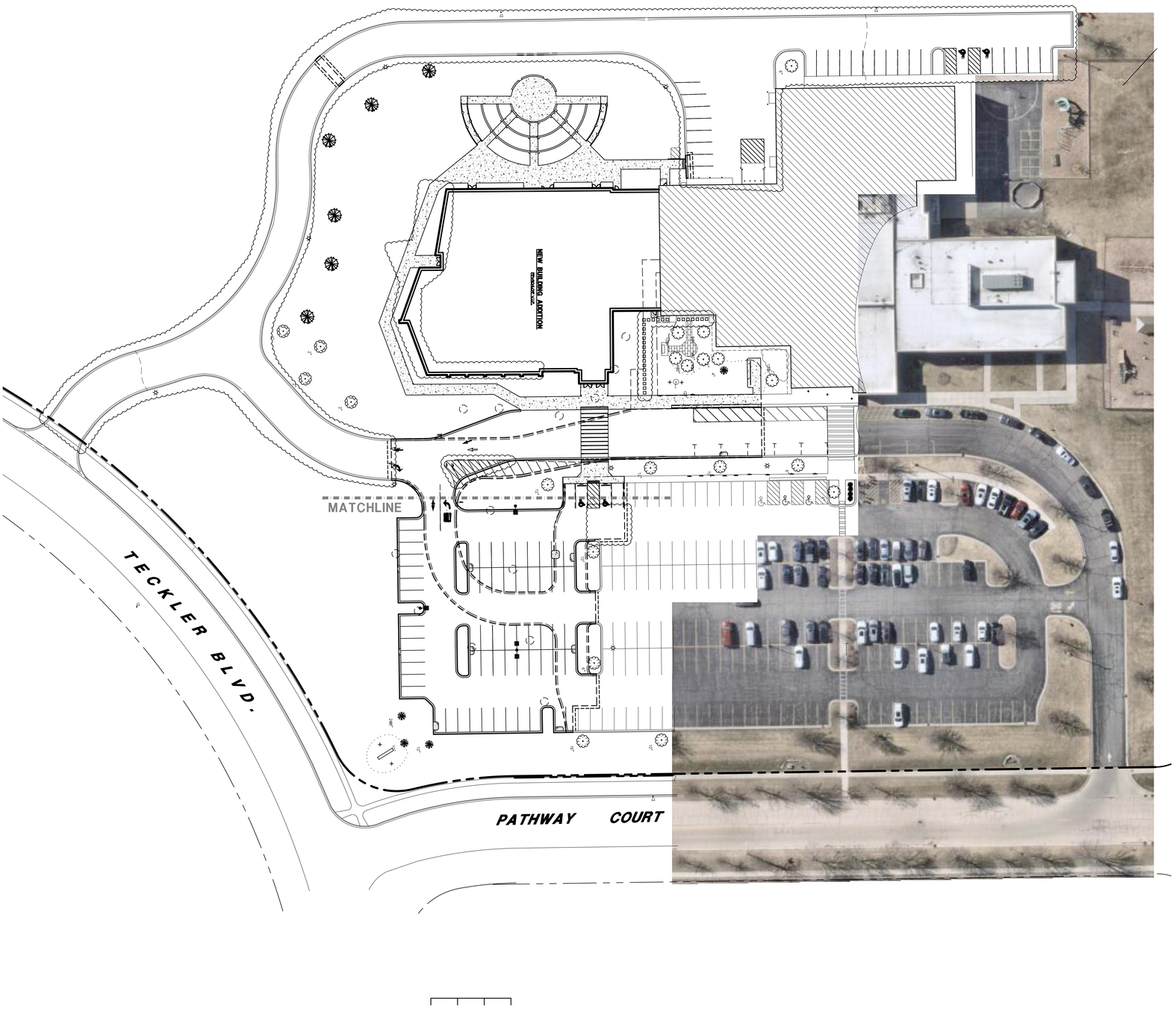
CIVIL ENG

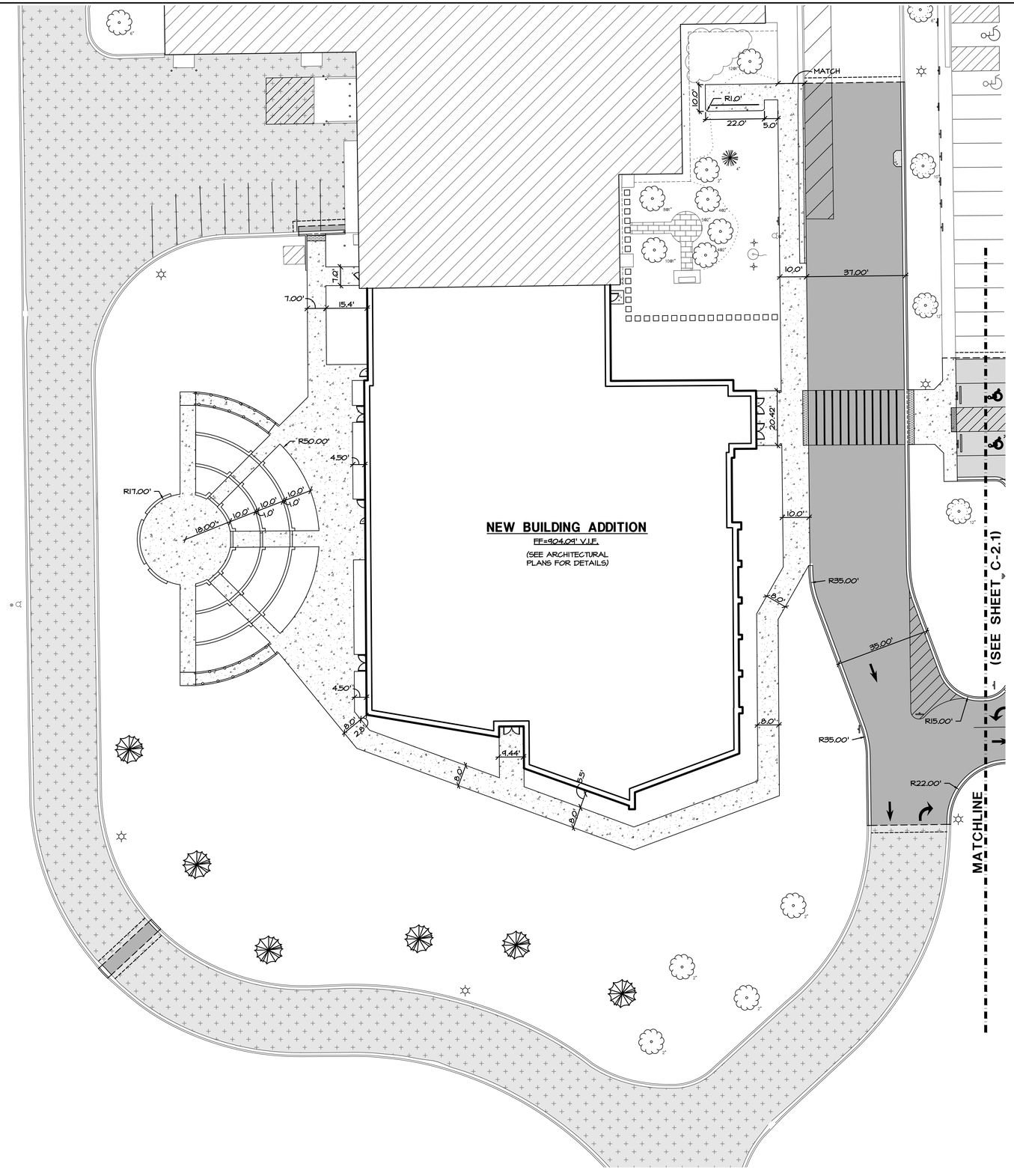
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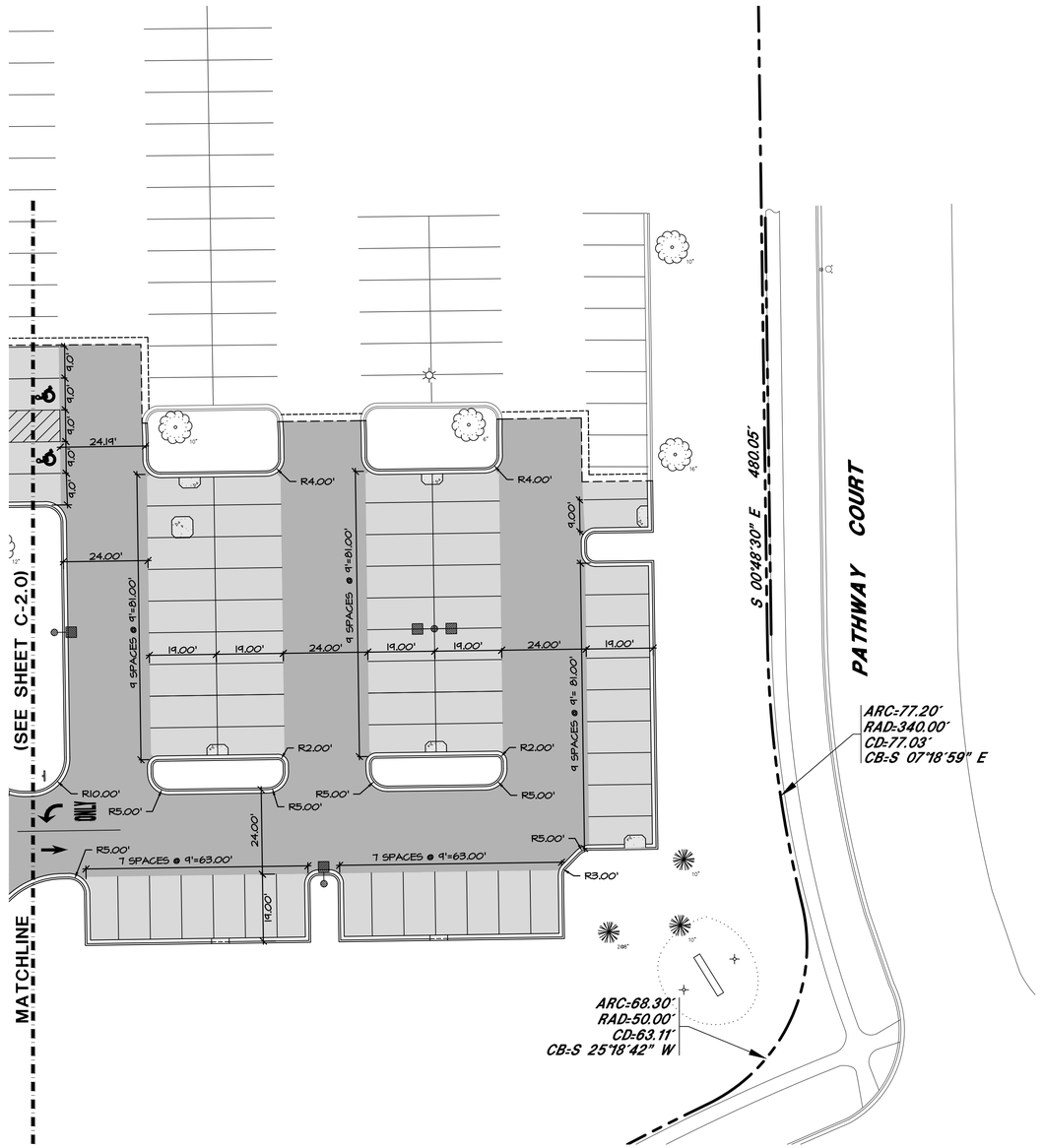
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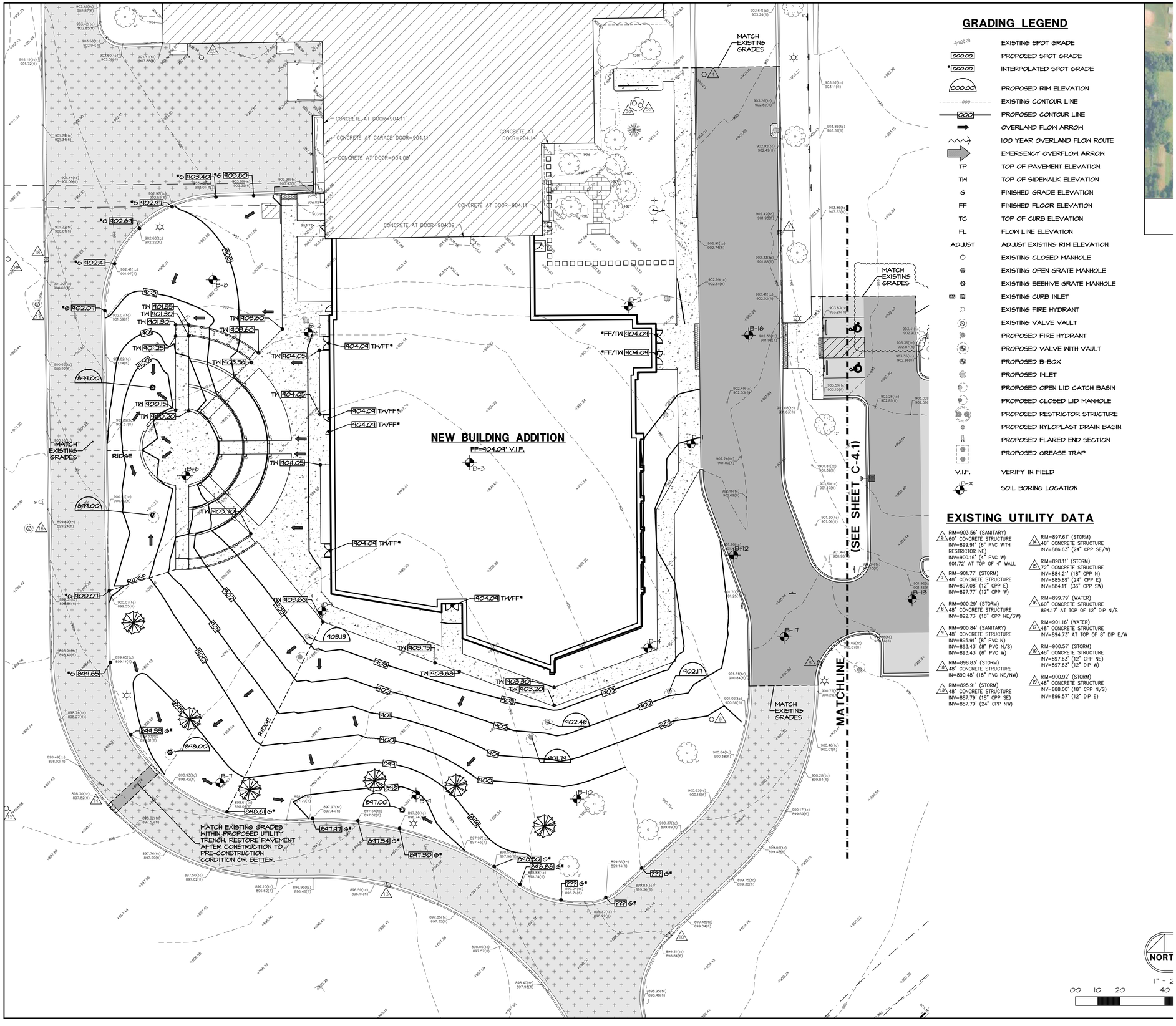
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JASON GREEN
062-059460
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS


NEW BUILDING ADDITION
MATCHLINE
TECKLER BLVD.
PATHWAY
COURT


NEW BUILDING ADDITION
FF=904.03' V.I.F.
(SEE ARCHITECTURAL PLANS FOR DETAILS)
MATCH
R1.0'
10.0'
22.0'
5.0'
7.0'
7.00'
15.4'
10.0'
37.00'
20.42'
R50.00'
4.50'
R17.00'
10.0'
10.0'
10.0'
4.0'
18.00'
10.0'
4.0'
10.0'
R35.00'
8.0'
35.00'
4.50'
8.0'
2.6'
9.44'
8.0'
8.0'
2.5'
8.0'
R15.00'
R35.00'
R22.00'
MATCHLINE (SEE SHEET C-2.1)


(SEE SHEET C-2.0)
MATCHLINE
24.19'
4.0'
4.0'
4.0'
4.0'
4.0'
24.00'
9 SPACES @ 9'=81.00'
19.00'
19.00'
24.00'
9 SPACES @ 9'=81.00'
19.00'
19.00'
24.00'
19.00'
9 SPACES @ 9'= 81.00'
9.00'
R4.00'
R4.00'
R2.00'
R2.00'
R10.00'
R5.00'
R5.00'
R5.00'
R5.00'
R5.00'
R5.00'
R3.00'
24.00'
19.00'
7 SPACES @ 9'=63.00'
7 SPACES @ 9'=63.00'
S 00°48'30" E 480.05'
PATHWAY COURT
ARC=77.20'
RAD=340.00'
CD=77.03'
CB=S 07°18'59" E
ARC=68.30'
RAD=50.00'
CD=63.11'
CB=S 25°18'42" W
NORT
1" = 2
00 10 20 40



GRADING LEGEND

+000.00	EXISTING SPOT GRADE
000.00	PROPOSED SPOT GRADE
*000.00	INTERPOLATED SPOT GRADE
000.00	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
	EMERGENCY OVERFLOW ARROW
TP	TOP OF PAVEMENT ELEVATION
TW	TOP OF SIDEWALK ELEVATION
G	FINISHED GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
ADJUST	ADJUST EXISTING RIM ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE WITH VAULT
	PROPOSED B-BOX
	PROPOSED INLET
	PROPOSED OPEN LID CATCH BASIN
	PROPOSED CLOSED LID MANHOLE
	PROPOSED RESTRICTOR STRUCTURE
	PROPOSED NYLOPLAST DRAIN BASIN
	PROPOSED FLARED END SECTION
	PROPOSED GREASE TRAP
V.I.F.	VERIFY IN FIELD
B-X	SOIL BORING LOCATION

EXISTING UTILITY DATA

1. RIM=903.56' (SANITARY)
60" CONCRETE STRUCTURE
INV=899.91' (6" PVC WITH RESTRICTOR NE)
INV=900.16' (4" PVC W)
901.72' AT TOP OF 4" WALL

7. RIM=901.77' (STORM)
48" CONCRETE STRUCTURE
INV=897.08' (12" CPP E)
INV=897.77' (12" CPP W)

8. RIM=900.29' (STORM)
48" CONCRETE STRUCTURE
INV=892.73' (18" CPP NE/SW)

9. RIM=900.84' (SANITARY)
48" CONCRETE STRUCTURE
INV=895.91' (8" PVC N)
INV=893.43' (8" PVC N/S)
INV=893.43' (6" PVC W)

10. RIM=898.83' (STORM)
48" CONCRETE STRUCTURE
IN=890.48' (18" PVC NE/NW)

13. RIM=895.91' (STORM)
48" CONCRETE STRUCTURE
INV=887.79' (18" CPP SE)
INV=887.79' (24" CPP NW)

14. RIM=897.61' (STORM)
48" CONCRETE STRUCTURE
INV=886.63' (24" CPP SE/W)

15. RIM=898.11' (STORM)
72" CONCRETE STRUCTURE
INV=884.21' (18" CPP N)
INV=885.89' (24" CPP E)
INV=884.11' (36" CPP SW)

16. RIM=899.79' (WATER)
60" CONCRETE STRUCTURE
894.17' AT TOP OF 12" DIP N/S

17. RIM=901.16' (WATER)
48" CONCRETE STRUCTURE
INV=894.73' AT TOP OF 8" DIP E/W

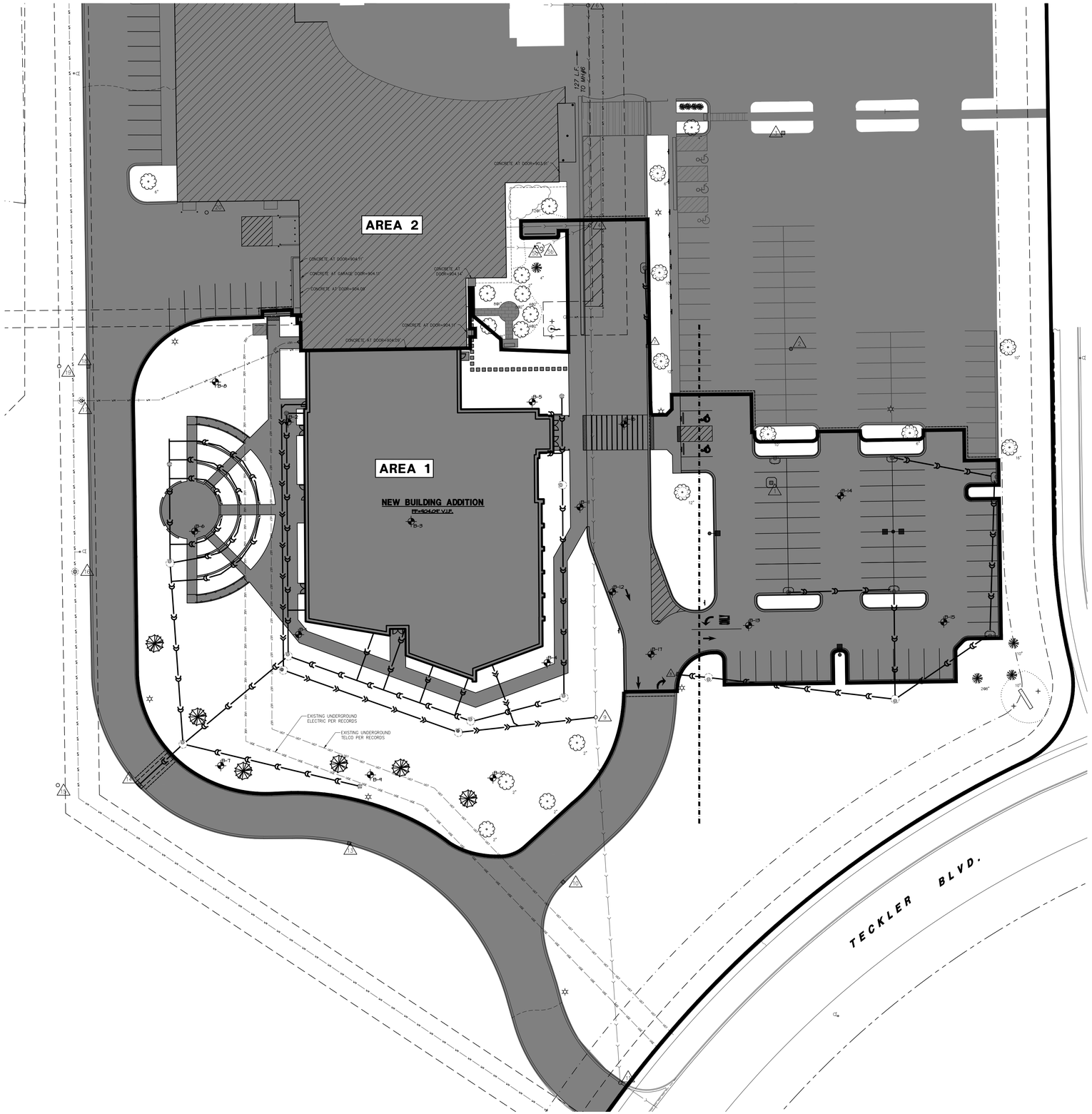
18. RIM=900.57' (STORM)
48" CONCRETE STRUCTURE
INV=897.63' (12" CPP NE)
INV=897.63' (12" DIP W)

19. RIM=900.92' (STORM)
48" CONCRETE STRUCTURE
INV=888.00' (18" CPP N/S)
INV=896.57' (12" DIP E)

NORT

1" = 2

00 10 20 40



AR
IMPER
PERV

AREA	IMPERVIOUS (ACRES)	PE (A
1	1.56	
2	4.10	
TOTAL	5.66	

*NOTE: ALLOWABLE CN FOR 32.49-AC SITE IS 72, WHICH

NORT

1" = 1

00 15 30 60